



# TOWN OF ELLINGTON

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## **ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES WEDNESDAY, FEBRUARY 11, 2015, 7:00 PM**

**PRESENT:** Chairman - Sean Kelly, Vice Chairman - Chris Todd (arrived 7:18pm), David Hurley, Stanislav Moline (arrived 7:10pm) and Alternate Donna Resutek

**ABSENT:** Gilbert Gamboa, Alternate Stefanie Cunningham

### **STAFF**

**PRESENT:** Lisa Houlihan, Town Planner

#### **I. CALL TO ORDER:**

Chairman Kelly called the Economic Development Commission meeting to order at 7:04 p.m.

#### **II. PUBLIC COMMENTS: NONE**

#### **III. OLD BUSINESS:**

##### **1. Discussion Regarding Route 83 Corridor Study - Draft Report**

Lisa Houlihan, Town Planner, discussed with the commission how the public information meeting that was held on January 29, 2015, turned out.

Ms. Houlihan led the commission in a discussion regarding the Route 83 Corridor Study draft report. The commission expressed concerns regarding the increased traffic from Route 83, the future build-out of the airport parcel, and if the study would promote future businesses. Ms. Houlihan explained the State was not planning any major changes in the future to Route 83 regarding widening or sidewalks. Ms. Houlihan noted the Planning & Zoning Commission's (PZC) plan to maintain more control over uses by requiring more uses to require special permits giving a greater amount of discretion on approvals and the ability to set conditions. The commission could then require the installation of sidewalks through conditions on future developments. Ms. Houlihan added that the new zoning of the airport parcel would allow the property to have other uses while maintaining the airport.

Commissioner Moline expressed his desire to have the parking standards changed for different types of businesses, requiring more parking for businesses that have major traffic as opposed to those that do not. Ms. Houlihan stated that an analysis was done comparing parking standards among other towns and Ellington's parking standards were

consistent with others. The only change to parking standards is the dimensions of the spaces.

**BY CONSENSUS, THE COMMISSION ENCOURAGES THE ESTABLISHMENT OF GOOD BUILDING DESIGN GUIDELINES AND ONCE ESTABLISHED THAT THE PLANNING & ZONING COMMISSION RE-EVALUATE COMMERCIAL/INDUSTRIAL USE TABLES TO ALLOW MORE USES AS OF RIGHT IN SUPPORT OF A BUSINESS FRIENDLY ENVIRONMENT.**

**BY CONSENSUS, THE COMMISSION ENCOURAGES DEVELOPMENT STANDARDS THAT INCORPORATE COMPLETE STREET CONCEPTS TO INCREASE PEDESTRIAN TRAFFIC IN BUSINESS ZONES.**

**BY CONSENSUS, THE COMMISSION ENCOURAGES DEVELOPMENT STANDARDS THAT INCREASE STORE FRONT VISIBILITY FROM RIGHT-OF-WAYS.**

#### **IV. ACTIVE BUSINESS:**

##### **1. Discussion Regarding Future Business Event**

- a. Letter to Lisa Houlihan, Town Planner from Candice Corcione, Executive Director/Tolland County Chamber of Commerce dated, 12/18/14. (20<sup>th</sup> Annual Business Showcase)

Ms. Houlihan spoke with Candice Corcione of the Tolland County Chamber of Commerce (TCCC) regarding the 20<sup>th</sup> Annual Business Showcase. Candice explained that the usual attendance at this meeting is between 400 to 500 people with approximately 60 exhibitors. In general, TCCC does not support sharing of booths but considering this is a civic group they would allow it. Ms. Houlihan stated this is a perfect opportunity to advertise GoLocal, Farmers' Market and Tax Abatement Policy.

The commission agreed to discuss this at their next regular meeting, March 11, 2015.

##### **NO MOTIONS OR DECISIONS**

##### **2. Report: Tolland County Chamber of Commerce**

The commission discussed this item under #1 of Active Business.

##### **NO MOTIONS OR DECISIONS**

##### **3. Report: Agricultural Initiatives**

Ms. Houlihan stated the Press Release for the McKnight Farm was issued and Bahler Farm is still underway.

##### **NO MOTIONS OR DECISIONS**

##### **4. Report: Business Directory/Business Surveys and Site Visits**

The commission reviewed a line graph regarding the GoLocal site detailing the number of people viewing it. The commission asked for a definition of the term bounce rate and asked Ms. Houlihan to provide information at the next meeting. **NO MOTIONS OR DECISIONS**

5. Report: Tax Incentive Programs

Nothing to report.

**NO MOTIONS OR DECISIONS**

6. Report: Current Economic Activity

There was a brief discussion regarding the status of Cold Creek Brewery, LLC. Ms. Houlihan noted the owner is still obtaining state permits.

**NO MOTIONS OR DECISIONS**

**V. ADMINISTRATIVE BUSINESS:**

2. Approval of the January 14, 2015, meeting minutes.

**MOVED (HURLEY), SECONDED (TODD) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 14, 2015 MEETING MINUTES AS WRITTEN.**

3. Correspondence:  
a. CEDAS 2015 Membership renewal.

The commission decided to keep membership current with CEDAS.

**BY CONSENSUS, THE COMMISSION PASSED UNANIMOUSLY TO APPROVE RENEWAL OF THE 2015 CEDAS MEMBERSHIP.**

Ms. Houlihan provided Chairman Kelly with a new report of those businesses that have claimed their business utilizing GoLocal. The commission requested that the business database be audited to remove duplicates and to add missing businesses.

**V. ADJOURNMENT:**

**MOVED (HURLEY), SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:37 P.M.**

Respectfully submitted:



Kristin Michaud  
Recording Clerk